



SUBJECT: Stabilization Loan

COMMISSION ACTION REQUESTED ON: March 21, 2018 Consent Agenda

PURPOSE: Approve Stabilization Loan for 1200 Gloucester Street.

HISTORY: City Manager Drumm included stabilization funds in the FY2017-18 budget. The program was approved by the Commission in November, 2016. The programs purpose is to provide additional incentives for the preservation of historic commercial structures that are in danger of being lost.

FACTS AND ISSUES: An application has been received to perform stabilization / rehabilitation work on the former Amoco station located at 1200 Gloucester Street. This structure has been vacant and has had no regular maintenance since Dan Vaden Chevrolet moved to their Altama Connector location in the early 2000's. Deferred maintenance has caused the roof to begin leaking which in turn is affecting the structural walls. The new owner will stabilize and rehabilitate the building to house not only her business, but her residence.

This building is eligible as a contributing commercial structure located in the Norwich South Enterprise Zone and is in imminent danger. The applicant has provided a rehabilitation / restoration plan for the building, estimates from a licensed contractor, evidence of "imminent danger" and a timeline for the overall rehabilitation / restoration of the building. The application has been reviewed by the Brunswick Historic Preservation Board and approved by the Brunswick Downtown Development Authority Board. The Downtown Development Authority Board approved the application and recommends that the Commission approve allocation of stabilization funds for this project. A forgiveness mechanism upon full performance by the recipient is included.

BUDGET INFORMATION: \$13,310 is available for this program in Fiscal Year 2017-18. The stabilization cost for this project is \$23,500. The stabilization loan will cover up to 30% of the stabilization cost or \$7,050.

OPTIONS: 1. Approve the loan at 30% of stabilization costs; 2. Approve the loan at another amount; 3. Deny the loan.

DEPARTMENT RECOMMENDATION ACTION: Approve the loan at 30%. This structure has been an eyesore and attractive nuisance for many years and once rehabilitated will add to one of the main entrances to downtown Brunswick. The Finance Committee will review the application at their Mar. 19 meeting.

DEPARTMENT:

Prepared by: Mathew Hill - Executive Director, Brunswick DDA; *MH*

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION:

Deferred from March 7 meeting

March 9, 2018

Date to
Monday, 3/19 3:00
3/21/



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**Historic Stabilization Loan Application for
— 1200 Gloucester, Brunswick, Georgia 31520 —
Rehabilitation/Restoration Plan & Timeline**

Rehabilitation/Restoration Plan

Phase I: Stabilization Work

Our approach includes the following initial steps:

- Remove tree and tree roots, as well as vegetation from roof and ceiling.
- Reframe and re-deck the southeast corner of the roof.
- Remove deteriorated flashing and replace with new flashing.
- Remove V-crimp sheet metal from service bay ceiling.
- Install new TPO 60 mil, low-slope membrane roof over existing roof, except in the SE corner.
- Repair cracking in masonry joints in the south load-bearing wall.

Phase II: Non-Stabilization-Specific Rehabilitation/Restoration Work

We'll continue and complete the adaptive reuse of the building in this way, per category:

Demolition: remove rest of debris, old HVAC and fire-damaged office area.

Foundation: remove and retain wheel stops and drainage grate; patch and repair concrete floor; install self-leveling underlayment or new concrete slab in service bay area; patch stucco and repair masonry in office area.

Structure: per Phase I above; repair curb and back landing.

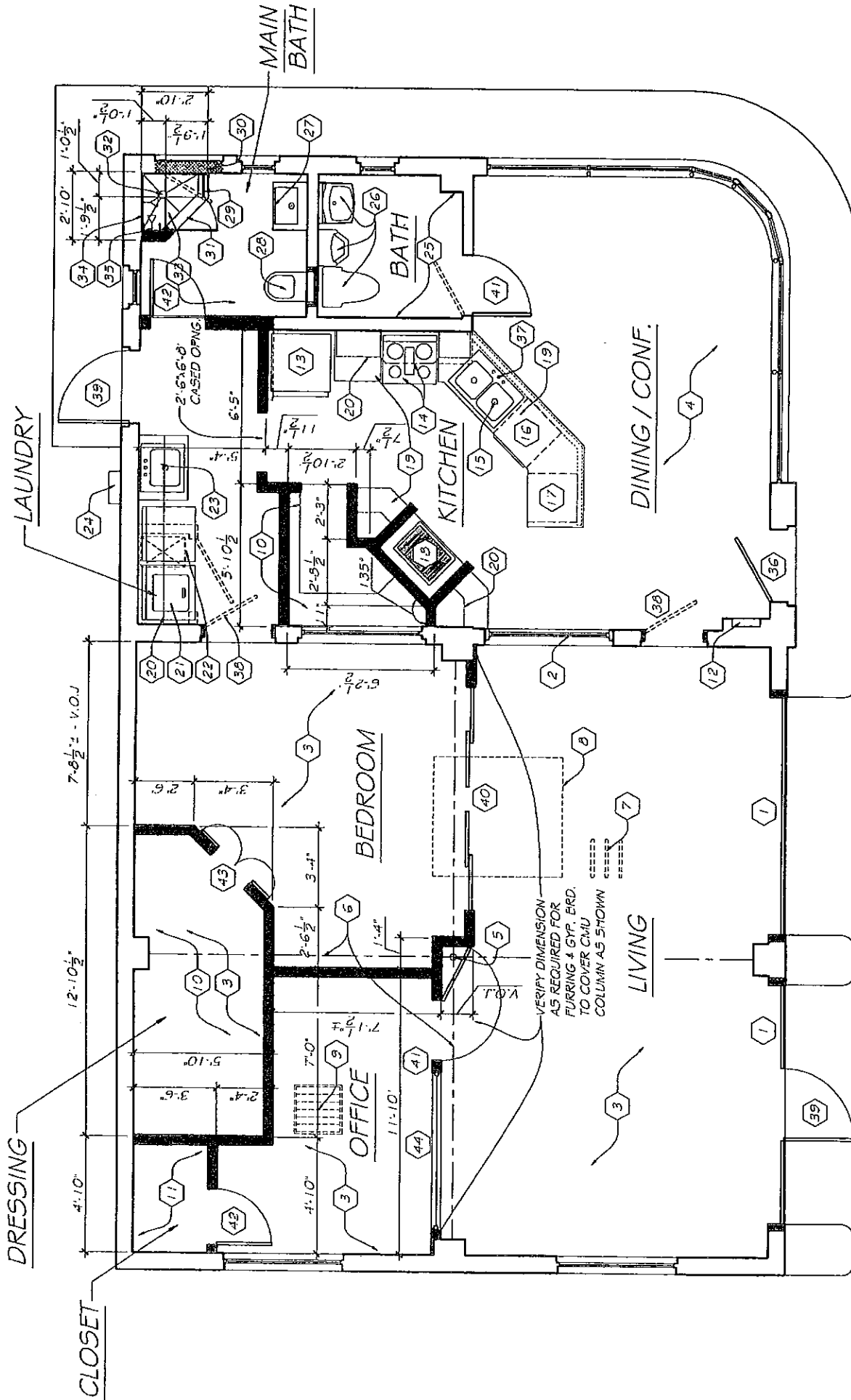
Chimney: clean and refurbish as needed.

Exterior Siding: remove vegetation from walls; clean walls as required prior to repainting; patch masonry and stucco as needed.

Windows: remove and replace all broken glass from windows; clean metal sashes and repaint them and the frames; repair and re-glaze all existing metal windows and transoms.

Exterior Doors: remove existing plywood "back door;" install new back door; re-glaze, strip and repaint existing front door; remove non-original door to women's bathroom.

Replacement of Missing Features: service bay doors are non-existent; install new door frames and fixed overhead service bay doors.

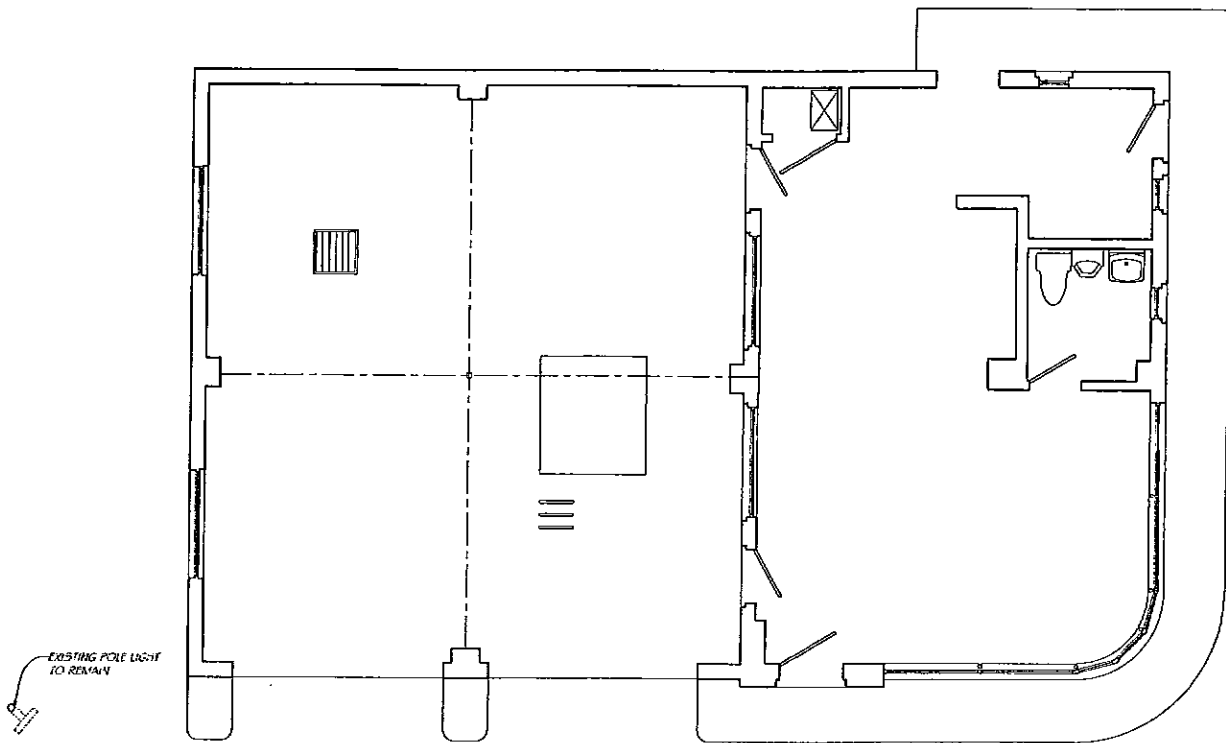


FLOOR PLAN

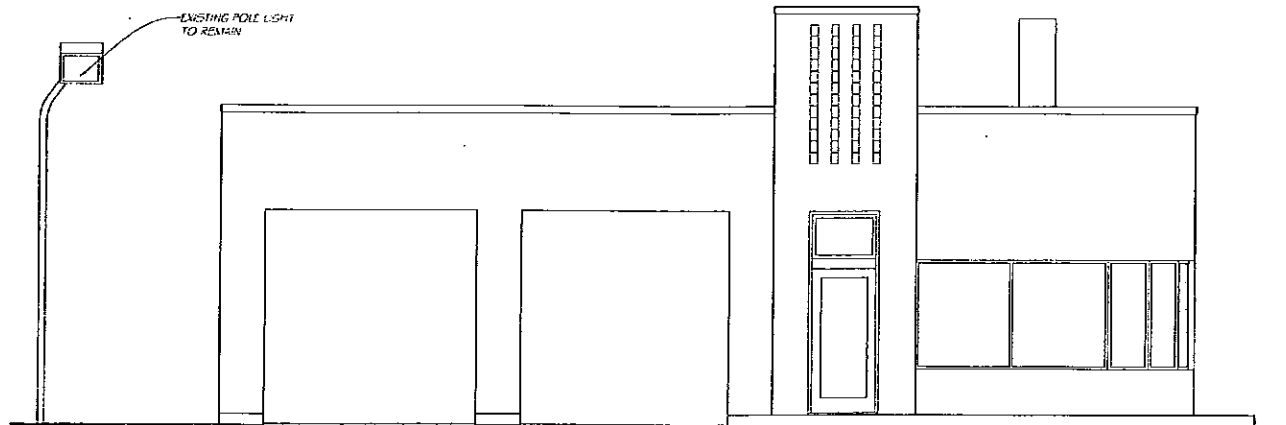
1/4" = 1' - 0"

LEGEND:

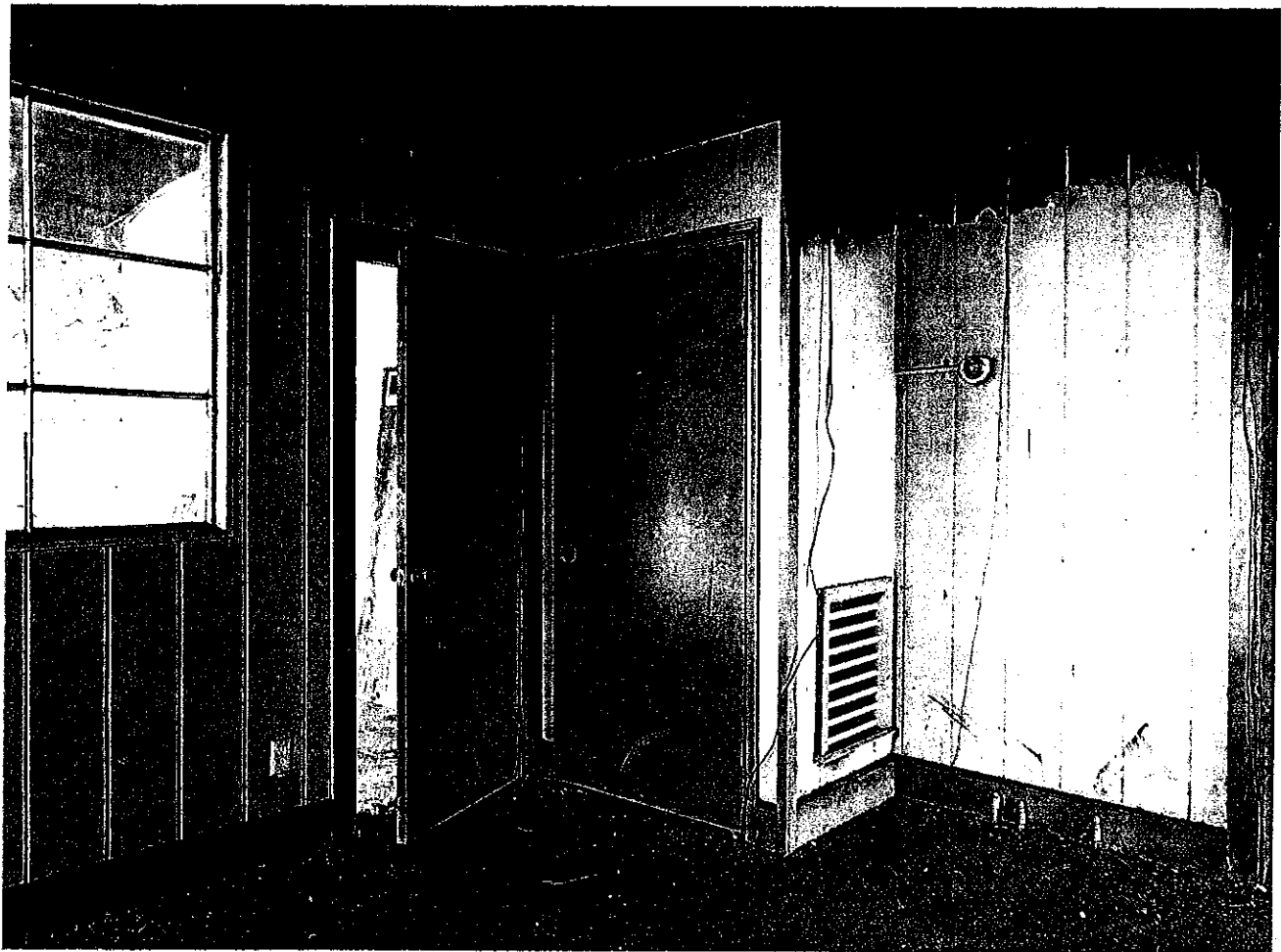
EXISTING TO REMAIN



FLOOR PLAN
 $\frac{1}{4}'' = 1' - 0''$



EXISTING FRONT ELEVATION
 $\frac{1}{4}'' = 1' - 0''$



Office Rear Left



Office Rear Right

ID:	202106
Longitude:	-81.490164647921
Latitude:	31.151878745521
County:	Glynn

Form Prepared By:

Date of field survey:	2004-01-01
Name surveyor:	Robert A. Ciucevich

Basic Resource Information:

Resource Address:	1200 Gloucester Street
wkid:	26717
Zip Code:	31521
y_coord:	3446353
x_coord:	453279
City/Community:	Brunswick
Resource Name:	gas station

Use, Original:

Use, Original:	Automobile/truck services (fuel, repairs/maintenance)
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Use, Current:

Use, Current:	Vacant/not in use
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Date of Construction:

Year:	1950
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Architectural Style:

Style:	Moderne
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Building Type, Original:

Building Type:	Single Retail
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Floor Plan (original):

Rooms Across:	Irregular
Rooms Deep:	Two rooms

Plan Shape:

History of the Resource:

Description:	Non-extant on 1949 Sanborn Map.
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Architect/Engineer/Designer/Builder :

Architect/Builder:	Architect
Architect/Builder:	Builder
Firm/Company Name:	Unknown

Area of Significance (Historical Theme):

Areas of Significance (Historical Themes):	Architecture
Areas of Significance (Historical Themes):	Transportation

Field Survey Assessment:

Architecture:	Architectural design (type and/or style)
Architecture:	Common
Architecture:	Good example/illustration

Supporting Document:**Additional Physical Description:**

Description:	Nice Moderne style gas station featuring a flat parapet with metal flashing, streamlined stucco facade with rounded corner, and multi-panel metal frame display window. Features a slightly projecting ornamental tower in facade with entry to office in its base - displays glass block ornament, one light transom, and fully glazed door. Other features include two garage bays and two bathrooms - one accessed from the interior through the office, the other accessed from the exterior. Features metal 1/1 windows and metal factory sash on east side (along auto bay). Building appears to be of concrete block construction with a metal frame roof. Good integrity. Field #759
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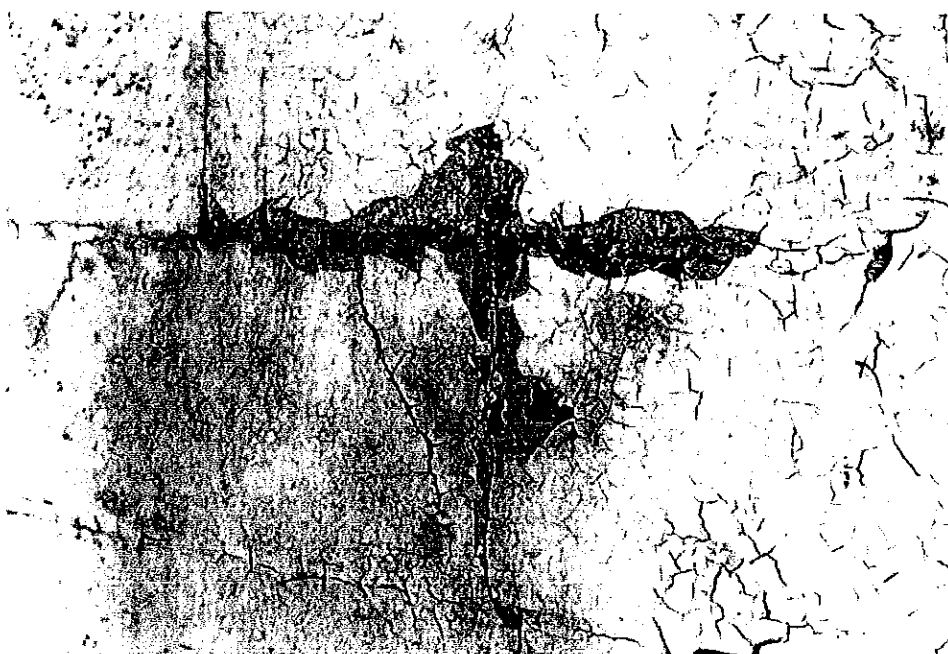
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Photograph 2 - Interior Condition at Office Area



Photograph 3 - Interior at Southeast Corner



Photograph 6 - Exterior Condition - Roof

The southeast corner of the building has been damaged by a tree that is growing not only very close to the structure but also against it, applying pressure to the roof, wall and foundation. This appears to be the cause of both the sagging back corner ceiling (Photograph 1) and the cracking in the corner of the building shown above (Photographs 3, 4 and 5). After the tree has been removed and the roof structure repaired, an additional assessment is recommended to evaluate the scope and type of repairs that may be needed to the CMU walls.

The ceiling in the service bay area obscures the structural elements of the roof, but the sagging of the ceiling itself, as well as evidence of roof leaks, indicate failures in the roofing system that warrant replacement of at least some of - if not the entire structure.

Photograph 9 - Exterior Condition - Wall and Roof



CONCLUSION

In our opinion, the roof of the building must be addressed. It is in serious disrepair and represents a hazard that must be remediated. If the roof continues to deteriorate and is allowed to collapse, this failure could result in a loss of structural integrity of the remaining building elements.

The cracks in the south load-bearing wall are a consequence of the undermined roof and should also be repaired. The foundation and other load-bearing walls of this structure are generally sound and can be used to support the loads for the renovated structure. Based on these conditions, it is our opinion that the building is in imminent danger as defined in the Historic Stabilization Loan Program.